

CITY OF WEST LAFAYETTE  
COMMON COUNCIL  
MINUTES  
OCTOBER 7, 2019

The Common Council of the City of West Lafayette, Indiana, met in the Council Chambers at the Temporary City Hall – Former Happy Hollow Elementary School on October 7, 2019, at the hour of 6:30 p.m.

President Bunder called the meeting to order and presided.

The Pledge of Allegiance was recited.

Present: Peter Bunder, Nick DeBoer, Steve Dietrich, Jonathan Jones, Gerry Keen, Larry Leverenz, David Sanders, Gerald Thomas, and Norris Wang.

Absent: None

Also present: Mayor John Dennis, Corporation Counsel Eric Burns, First Deputy Clerk Nichole Foster, Street Commissioner Ben Anderson, Director of Development Erik Carlson, Facilities Director Tim Clark, Human Resources Director Diane Foster, City Engineer Ed Garrison, City Controller Peter Gray, Police Chief Troy Harris, Fire Chief Tim Heath, WWTU Director David Henderson, Parks Superintendent Kathy Lozano, and Building Commissioner Chad Spitznagle.

Present Bunder acknowledged Councilor Wang's birthday.

NEW BUSINESS:

Resolution No. 12-19 A Resolution To Reduce Carbon Emissions, Increase Energy Efficiency And Renewable Energy Use, And To Create A Climate Change-Resilient City Of West Lafayette, Indiana To Benefit The Economy, Promote Public Health, And Protect The Community's Children And Grandchildren (Sponsored by Mayor John Dennis)

Councilor Keen read Resolution No. 12-19 by title only.

Councilor Keen moved for passage of Resolution No. 12-19 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Mayor Dennis expressed appreciation for this being made the first item on the agenda as we have a lot of people here who are interested in this resolution. He explained that we had our first climate strike a week or so ago. Students from the West Lafayette High School, parents, and others, walked to our City Hall in protest about what is going on with our planet, and to emphasize some of the steps that we can take now to improve the longevity of our planet and improve the quality of life for us. He stated that, obviously, he thinks that is a very important thing to do. This ordinance specifically addresses the City of West Lafayette and some of the measures that we can take as a body to get started down that path. When you look at the City of West Lafayette, we do a lot of things right; we have roundabouts, we have a lot of vehicles that are using alternative fuels, and we are really big on trees, which help clean and produce breathable air. However, that is just a beginning. He noted that WWTU Director Dave Henderson is also standing with him and will go into more detail about some of the things that we do. Most importantly though, we have a group of people who will be addressing the Council tonight. He challenges everyone to not be affected by the group's passion, focus, and belief in how we can do a much job for our planet. As he

mentioned during the climate strike, he is 60 years old, and remembers what it was like to be the first generation to try to do the right thing by our planet. That included the Pitch-In years, which used iconic imagery to show some of the damage that we have done to our planet, 30-45 years ago. The hope would be that that kind of dramatic imagery would change some of the behaviors of the citizens of the planet. The good news is that it did; the bad news is that it did not do enough. So, what we are here to do tonight is to listen to this group and hopefully pass a resolution that will get this City, which is one of the few cities that is doing this in the State of Indiana, on the right path to do the right thing for our planet.

Director Henderson stated that approximately ten years ago we did something a little different with our Utility. We harnessed biogas created from normal operations and ran it through a couple of microturbines to produce electricity. Later, we added food waste, grease, and some other things that we dabbled in over the years. We had discussions with Walmart, ice cream providers, and a tomato paste manufacturer. There are a lot of different items we could use at the Plant. We have looked at ways to bring in more waste to produce more electricity so that we are creating renewable energy. We are also replacing equipment and controlling things differently to try and reduce the electricity needs at the Plant. That is the kind of thinking we have had for the last ten years, and we are certainly not going to stop there. With the Climate Action Plan Study, we have picked out some action items for each of the departments. There is a lot of momentum there and a lot of things we can do. He believes this resolution sets a vision for the City. Our future success is outlined in this. A lot of good can be done with having these goals set and official action tonight.

Iris O'Donnell Bellisario (3741 Capilano Drive) stated that she has spent the past six years of her life working towards this resolution. She has spent countless hours working with Mayor Dennis and Dave Henderson to figure out how we can make the City of West Lafayette prepared for climate change. The goal of carbon neutrality by 2040 may seem like a stretch goal, but the City has proven they are committed to these acts with the 2017 Climate Action Plan and 2019 Greenhouse Gas Inventory. She stated that the best way to explain what she is thinking is to use a quote from *The Lorax* [Dr. Suess] to bring us back to think of the issue like when we were all children. She quoted, "I speak for the trees. I speak for the trees for the trees have no tongues." The youth here are speaking for their generations and future generations to come, and she is speaking for the voiceless—for the millions of plants, animals, and insects that rely on our environment, on our planet, just as much as we do. We are not alone in this world. People have been warning us about our over-consumptive lifestyles for decades, knowing that one day we would face the consequences. We are past that one day. That day was yesterday, today, and tomorrow, and every day hereafter. However, it is not too late to prepare ourselves and minimize future harm from coming to our community. To paraphrase the words of Dr. Suess, "Unless we all work together, and we all care an awful lot, nothing is going to get better. It's just not."

Lily Shen (3413 Covington Street) stated that she has lived in West Lafayette for her entire life, and has so many cherished memories that took place in this City. Whether it be late nights at her neighborhood playground gazing at the stars or summer bike rides to Happy Hollow Park, this City has made her the happiest child she could have ever been. Therefore, you of all people should understand why she wants her kids, and every person in the City's kids, to have the same perfect childhood she was blessed with right here in West Lafayette. She stated that she wants them to stargaze and ride their bikes in the fresh summer air, but they won't—not unless the world takes action, and not unless we take action. A climate action resolution like the one being proposed today has already been implemented not only across the world, but also in several cities in Indiana. She has always seen West Lafayette as a city three steps ahead of everybody else, but in this respect, we are behind, and there is no excuse. She stated that it is honestly astounding to her that something this vital to our future and our children's future has not been passed yet.

She expressed appreciation for it happening today. She stated that she really does love this place, and asked to please help us make West Lafayette a healthy home for generations to come.

Stuti Varma (3322 Crawford Street) stated that we as students and kids of the community see this situation of doom and we cannot sit idle. In our community alone, we are using resources and energy and actually contributing to these dangerously rising levels of greenhouse gases and carbon. This City is our home as well, and we need your help to save it. We have to take responsibility for our past actions and put in the change that is required for us to keep living on this beautiful planet. She stated that she is going to turn 16 soon, so will not be able to vote. However, their group still sees the imminent need for action. We cannot procrastinate this because soon we will be on our last legs. She stated that we need your help to pass legislation that actively deals with these problems. Climate change and global repercussions are not going away at any point without action, so we need to be proactive. Her parents immigrated to the United States in the early 2000s, and then the climate and global conditions were starting to reach the point of unrest. The Paris Climate Accord had yet to come into fruition, and the actions of our community and population were largely unchecked. She would like to live in a world where those actions are taken care of, and the world takes action. We cannot keep walking on eggshells; we must step up and take action. The goal here is to put our community in a position of positive contribution to the environment, not negative. The support of the community would be extremely helpful, as we are wanting the attentiveness and the action from leaders, despite the obvious pushbacks. Change that is so overwhelmingly large has never been an easy route, but it is necessary. The upcoming generations deserve a habitable planet as do youth of today and of the past. Solar panels are an initial step that push our community in the right direction. The support brought by this would push our community and the efforts of the people in this room a little further and help out our earth. She stated that, as kids, we are not here to rain on your parade, but we are bringing a monsoon of information. As people, one of the first steps is education and awareness, because without that proper action cannot be taken. This is why she strongly urges you to speak to any of us about questions and also try to be deliberate with legislation. We should try to lead by example, as said by Mayor Dennis in a recent meeting, and show that if a city like ours can make these strides, it is possible in any other place. She asked that we acknowledge the human desire to live in the best conditions and the concern that arises for the citizens of West Lafayette. We all want these benefits, so please make them more attainable.

Abby Lee (3475 Turnbridge Way) stated that we see the possible benefit of promoting clean energy in a way that is both economically feasible and good for the environment. Now, let us look at a potential reality if we choose not to do so. By 2030, it is estimated that the temperatures will rise at least 1.5 degrees Celsius, and it does not stop there. If nothing is done, the Purdue Climate Change Research Center predicts that we will inevitably experience increased heatwave intensity and frequency. Flooding will occur more often as well. All this will cause not only more expensive damage to infrastructure, but it will also demand more natural resources to put up with it, such as electricity-powered air conditioning. It will also harm the industry that Indiana is well known for—agriculture, not to mention the quality of lifestyle for the City of West Lafayette. For instance, the American Lung Association recognizes that increased climate change could be detrimental to air quality. She noted that she personally has sensitive athletically-induced asthma. When she is in areas where air quality is poor, she is more likely to fall into attacks. These attacks are both exhausting and terrifying, and typically prohibit her from partaking in activities such as studying or sports for 24 hours. Although it will likely be a while before the air quality gets to that stage here, remember that we are currently doing nearly nothing to stop it from happening. If we choose not to adhere to the ways of clean energy, in very little time the unrenewable resources that we use to power energy right now will run out. We have two options. Those are to work with a solution now, or to pay the consequence later. She stated that the truth is that West Lafayette alone

implementing clean energy will not prevent the rest of the world from rising in temperature. However, in doing so, we stand with others who have already been making efforts, such as Indianapolis, Carmel, and Lawrence. In standing with them, we stand with the whole State of Indiana, which stands with the entire nation's effort. With the U.S. currently ranked at the second highest emission rate, its efforts will make a difference. Yet, there is still an apprehension in pushing the proposal forward. She stated that it is true that in her place as a 15 year old, that she is naive to all of the reasons for this apprehension. However, she is aware that with any change, no matter how good the intent, comes sacrifice. The proposal does not include a personalized and details plan for every company that would adhere to its plan on how to achieve carbon neutrality, which would require immense time and work. Of course, for any major change in the community, opposition is guaranteed. However, she thinks now more than ever, West Lafayette has shown support and willingness to work for sustainable lifestyles by promoting groups like the Climate Mayor's Network, eco clubs at work, or us. Now is the time we will have the most help, and help that is represented from all sorts of backgrounds and demographics. Our strike two weeks ago was an incredible example of that, where 300 people showed up—mostly young people, many of whom she had never talked to before. By following the proposal, West Lafayette is giving its youth just what they need—a place to grow up that we confidently know has the safety of our future in mind.

Ethan Bledsoe (613 Kent Avenue) stated that although the main focus of his speech is the global impacts of climate change, he would like to go along with Abby and talk about a personal experience he had with climate change at a local level. He stated that he dedicated this summer to help conduct a study with Purdue's Department of Forestry and Natural Resources. This study looked at the effects of drought on Indiana tree species. The thing that really resonated with him was how climate will affect trees by 2050. The sad reality is that only a few of the hundreds of tree species in Indiana have the capabilities and systems to survive drought for an extended period of time, so only a few species will survive past 2050. He stated that not only did this horrify him, but it also woke him to the reality of his future. Maybe you remember a world when human health, agriculture, and water supply was considered a priority. Maybe you remember a world when summers were not as extreme. Maybe during your childhood you did not have to worry about the world facing impending death in 50 years. We never had that luxury, and that is why we need you. Today, science is undeniable in its claims that the impacts of climate change are increasing tremendously. However, if we act quickly, we still have time to reduce emissions and prevent these changes. The global impacts of climate change include a rise in temperature, impacts on global health, and a change in ecosystems. Since the 1950s, the earth's average temperature has risen 0.9 degrees Celsius. This rise in temperature is largely due to the increase of human-made emissions of greenhouse gases. Impacts on climate change on extreme weather, climate-related events, air quality, and the transmission of diseases through insects and pests, food, and water increasingly threaten the health and wellbeing of the American people, particularly in populations that are already vulnerable. Ecosystems and the habitats of billions of creatures are being disturbed because of climate change, and these impacts are projected to continue. Without substantial and sustained reductions in global greenhouse gas emissions, transformative impacts on the ecosystems will occur. Coral sea reefs and sea ice ecosystems are already experiencing transformational changes. Through the loss of ecosystems, we lose the resources that they provide us. In the Amazon rain forest, we are losing 137 species of plants, animals, and insects every day. Although greenhouse gases are not the only factor causing climate change, if West Lafayette reduced our carbon emissions in general, by following the climate resolution, then we would be one step closer to no longer contributing to the climate change epidemic. Therefore, we as the community of West Lafayette would be one step closer to no longer being responsible for the pollution of the planet, harming innocent plants and animals, and threatening our own future with selfishness.

Annabel Prokopy (116 Arrowhead Drive) stated that she is 15 years old. Today, she did her math homework, went to high school, laughed with her friends, went to cross country practice; she was a teenager. However, now she is here, acting like an adult, because she sees her future on the line, and she will push her childhood aside to protect it and stand up for what she believes in. That is a safe, healthy, beautiful world. Those here today are students, yet are the ones who will suffer. She has watched many videos and heard terrifying statements about the climate crisis. Yet, what has struck her the most is the realization that our generation is the last generation that can stop the devastating climate change. However, her generation cannot do it alone; we need your help. All over the world, students have been crying for change, just as with the climate strike on September 27, 2019. We call for immediate action because the earth is dying rapidly. We call for extensive change because our species is inhumanely forcing other species to suffer through our ignorant actions and our stubbornness. We have been the cause of mass extinction, and we may soon cause our own. We, the students, recognize that. We see the lives of our children and grandchildren cut short because of humanity's stupidity, yet, we cannot even vote. We cannot ensure that the right policies are put into place to end the climate crisis, so we need your help. She stated that Greta Thunberg has inspired her so much; she is fierce and tough, but most of all, her words are so sharp and impactful. Ms. Prokopy stated that she has edited Greta's powerful words so that they apply to her in the following statements. "In the year 2079, I will celebrate my 75<sup>th</sup> birthday. However, when you think about the future of the world, you really do not think past the year 2050. By 2030, we are on track to suffer from irreversible climate change, and almost 50 years later, in 2079, I honestly doubt that the world will be inhabitable at all. But, that is when I will celebrate my 75<sup>th</sup> birthday. If I have kids, they will not even be 50 in 2079, yet I am hesitant to assume that the earth will be habitable for us. Will I celebrate my 75<sup>th</sup> birthday at all? If I do, maybe my kids will spend that day with me. Maybe they will ask about you. Maybe they will ask why you did not do anything while there was still time to act. At that point, there will not be time to act, so we must act now. I am scared for my possible future children and grandchildren's future, not even to mention my own. I am sure that you are too." She asked that the Council pass this resolution unanimously so that we can be efficient in decreasing our carbon footprint by 20% every four years in our City, because the longer we wait, the scarier it will get. She asked that we make it possible to reach carbon neutrality. We cannot procrastinate any longer because we are scared.

Silenze Esquivel Benjamin (926 Rose Street) stated that she got her wisdom teeth removed at 8 a.m. this morning, and according to the doctor, she is not supposed to be here. She is supposed to be happily eating ice cream and enjoying rom-coms during her October break. However, she is here to support this resolution of action on climate change as someone who was born in Tippecanoe County, grown in Costa Rica, went to high school in West Lafayette, and is now a Purdue student resident. Going off of the urgency that was expressed in previous comments, she would also like to express that many at Purdue and West Lafayette who could not come to this meeting are present in the community. They understand this urgency and want to work with you, want to help you, and want to create carbon neutrality to a reality. There are many experts at Purdue and driven passionate students ready to take action on this global crisis that affects Indiana as well. While she thinks it is wonderful to pass this resolution, which is not legally binding, it is imperative for the community, as well as local politicians, to work with the urgency needed on each of these issues. Let us work with you. If there are barriers, let us discuss them. If there are things in the way, keeping us from going forward, let us work together.

Camille Vann (2101 Cumberland Avenue) stated that she is a junior at Purdue. She is here to support the climate resolution that has been brought forth. We have all sat here and listened to these young activists speak their stories and cry for change. She asked that we look at them and see them not just for their activism, but also for the individuals that they are when they are not expected to stand here and be the voice for their future that we are all taking away. We have a

15-year-old cross-country runner who loves making cards for her card business, going to cafes with her friends, and hopes to work internationally with children. We have three 15 year olds who enjoy swimming, biking, playing the piano, dancing, and have hopes of becoming scientists one day. We have a 22 year old Natural Resources and Environmental Science (NRES) major who loves baking and aspires to become an environmental microbiologist. We have a 21-year-old aspiring actress who loves to be outdoors, make yarn, and weave fabric. Then herself, a 20-year-old dreamer who hopes to one day own her own endangered species research center and make enough money to buy her grandfather the Corvette he always wanted. She asked that we stop expecting Ethan, Lily, Abby, and Silenze to stop swimming, riding their bikes, and dancing to be here; stop making Annabel race to find a solution to, hopefully, save her future; stop making Iris weave back together a system that we have broken. Let them be kids. Let us dream and live carefree. Let us imagine a future that is not filled with fear and uncertainty. She encouraged the Council members to be the people who allow them to have these things and to vote yes on this resolution and continue these efforts. She asked that they show why they were voted to be in the positions they are in today, and make us believe that we made the right decision when giving them our voice. She asked to let these kids be kids and bring us some hope, which is what we are all clinging to right now. She stated that the Council has the power, and asked if they will step up when the community needs them the most, or if they will continue to watch as we destroy every piece of beauty that surrounds us. She concluded by stating that if everything that has been presented today is not enough to encourage passage of this resolution, maybe this will be: Earlier this summer, Bloomington actually passed a similar resolution. As a Purdue fan, it seems quite unacceptable to be slacking behind. She hopes that, if for no other reason, the Council passes this to show their Boilermaker spirit.

Sadie Harper-Scott (2964 State Road 26 West), President of the Greater Lafayette branch of the National Association for the Advancement of Colored People (NAACP), stated that we rise in support of a climate action plan for West Lafayette, and we look forward to all of Greater Lafayette having a plan. We request that a climate action plan protect our most vulnerable, be inclusive, just, and equitable. We request a plan that has a process that will listen to all of our communities and create affordable and accessible solar, transportation, energy efficiency, fresh food, jobs, job training, and minority and women business contracts. She stated that she is willing to serve the climate action plan to ensure that the plan includes our human and civil rights advocacy, and our NAACP youths and college of Purdue may have much to contribute as well. She rises to support our students, who are leading the charge to address the climate crisis before it is too late. We know we can bend an arc even further toward justice, human and civil rights for everyone's climate resilience.

President Bunder stated that we initially had the group that was with the Mayor speak to the resolution, and we will certainly open the floor to public comment, but he asked that the Council members first make comments or ask questions.

Councilor Leverenz noted that he also serves on the Area Plan Commission (APC) Ordinance Committee, and he has heard these students speak there about the solar panels and solar energy in the County. He commended them for their enthusiasm, their passion, and their work on all of this. Having seen them a couple of times in this type of environment, they do a great job presenting the information.

Councilor Sanders commented that he has been basing his whole political career in Indiana on the idea that we need to confront climate change. He has been talking about it since before most of the students here were born. He has also worked, professionally, on warning people of the dangers. He wishes these students more success than he has had in terms of bringing it to people's attention. He believes this is the time. We are at a crisis moment. He believes we have

been at crisis moment for a long time, but more and more people are recognizing that. He applauds the students at all levels for bringing this to people's attention and emphasizing how critical this is to their own futures as well as the future of the planet. He added that this is just a beginning. We need to implement this at West Lafayette, but we also have to realize that we cannot do this alone. He is here as a Councilman, and will do everything he can to make sure this becomes a reality here in West Lafayette. He is sure that the students understands this, but is going to make the point stronger that we can only accomplish a certain amount locally. The student's passion and movement needs to have its national implications. Our representatives in Congress, over the course of his career here, have been climate change deniers. That is something that we need to work on. Either we need to convince our representatives that climate change and global warming are real and the science is indisputable, or we need to replace them. He expressed appreciation to the group of speakers.

Mayor Dennis asked Councilor Sanders to explain what he does for a living. Councilor Sanders explained that he works on how viruses enter cells. One of the classes of viruses he works on are mosquito-borne viruses, and climate change is promoting the spread of the mosquitoes and the viruses that they convey. We can demonstrate in multiple ways that we have the expansion of these invasive species because of climate change. He speaks and writes about this topic.

Mayor Dennis asked Councilor Sanders when he had his first climate change epiphany, and asked if it was correct that it was in 1982. Councilor Sanders confirmed that it was while he was in college around that time.

Councilor Thomas asked Director Henderson how much energy we are generating with his efforts in the WWTU facility. Director Henderson responded that the peak of what we have been able to generate in a really good month is about 20% of what the Utility needs. To put that in perspective, the annual purchasing power needs of the Utility is about 400 kilowatt-hours. About 20% of that is what we are generating through renewal means. As we have been able to feed more food into it and replace some of the outdated equipment with more energy efficient items, in the last year we have been able to reduce our greenhouse gas emissions attributable purchasing power by 14%. That is in one year.

Councilor Thomas asked if it is due to equipment issues or the amount of recyclables that you are trying to regenerate that limits how much electricity we can generate. Director Henderson responded that it is variable depending on the feedstock we get for the digester, which comes from the solid wastes in the wastewater, food waste from Purdue, and grease collection. If we could feed it more consistently, he does have room to put two more microturbines.

Mayor John Dennis stated that, to quote Director Henderson from a couple of years ago, "Food waste is like high octane; that stuff goes."

Director Henderson confirmed for Councilor Bunder that the food waste is also coming from the fraternities and sororities. He explained that he has partnered with the Student Sustainability Council, who has driven this project. Madeleine Henderson, no relation, has really been the driver of this. Eleven sororities have been delivering toters of food waste to the Utility. There are also the five dining courts at Purdue and the drop-off location encouraging citizens to bring food waste from their homes to the Street Department. In response to a question from Councilor Wang, Director Henderson stated that we have had an intern work this summer on a more comprehensive the Greenhouse Inventory Report. Instead of targeting City operations, this project started to look at the community. It is not finished as we are waiting for data from one of the local utility companies.

Councilor Sanders noted that he anticipates this to be a unanimous vote in favor instead of being a political affiliation issue for this Council. Mayor Dennis stated that it is good to hear.

President Bunder thanked the students for attending. He noted that there are limits the Council has in terms of action. We function in a State that often preempts local action on climate change. We also have no control over Purdue University, but they are making strides and doing sustainability studies of their own. He also stated that the group probably has no idea how close they actually are to fulfilling the terms of this. The City has worked for a long time on this, and Director Henderson deserves a round of applause for working with the energy requirements of our one utility. The WWTU is the big consumer of electricity in this government. He and the audience expressed appreciation to Director Henderson. President Bunder noted that there are items coming up such as solar panels on the Wellness Center, and the new Morton building will certainly be more efficient than the baseline building we had been using. For those who might think that this resolution is dream work, it is not. We are actually far closer to making this a reality, and with each step in technology we come a little bit closer.

Alice Pawley (1809 Garden Street) stated that she is a Purdue faculty member, and she is affiliated with environmental and ecological engineering and the Purdue Climate Change Resource Center. However, the reason she is really here is because she is the parent of two kids. She urges the Council to vote yes on this, even though she does not think it is drastic enough. The Intergovernmental Panel on Climate Change (IPCC) says to cut emissions globally 50% in 11 years, and we still have a good chance that it will not be enough to avoid the worst outcomes of the climate crisis. She stated that she teaches engineers, who are supposed to be doing this—solving these problems. However, there is no wholesale training to help prepare them. This needs to change. Without a push as a community, we will not make the significant changes we need to, because our economic systems makes it hard even to think about what we need to do. People are bad about thinking about systemic causality, which is to ask whose fault it is. We cannot make this about economic competitiveness, although indicators suggest it is good economic investment to cut emissions and move to renewable and more efficient technologies. We cannot make this about what other cities are doing. However, if we look around, we can find places like State College, Pennsylvania, that make it easy to follow suit. Instead, we need to make this about our moral obligation to our children and grandchildren, or to your neighbors if you do not have kids. If we stay so focused on short-term goals of wealth and prosperity that we forget that the economy is a wholly owned subsidiary of the environment, and then our kids will bear the brunt of any shortsightedness that we exhibit. She urges that we vote yes and then work to make a stronger ordinance about emission reduction.

Zachary Baiel (124 Connolly Street) stated that earlier today he made breakfast for his children, worked on some client projects, rode his bicycle to the library, volunteered, and is now here to exercise his political rights along with some other people with our ability to question, to lead, and regardless of age, be involved in this human activity we know as politics. As mentioned earlier, this is a non-binding resolution. It is a step toward understanding the energy consumption and contributions toward the various environmental pollution created by the City. Sadly, there was no supplemental information attached to the agenda. The Climate Action Plan is buried somewhere on the City's website, and it does go into minor details on some things. However, the resolution is short on definitions for the Resilience Cohort, the Resiliency Clinic, the Feasibility Analysis, the Greenhouse Inventory, etc. These details are critical if we want to have an accountability feedback loop for this particular system. As we know, it is tremendously important. Additionally, for large development projects, such as State Street or the plazas, West Lafayette has implemented a website for the public, albeit very course, resolution of information regarding the progress of such developments and plans. No such initiative is mentioned in this resolution here tonight, which leads to other questions. He asked what tools the public could utilize in order to hold the City



accountable in the seven intensions laid out in this document, or in the Climate Action Plan, or in the Feasibility Study. The public cannot risk losing this ability to have this tremendously important oversight. He asked the Council to amend the resolution to include an accountability initiative to be attached in line with each of these seven proposed intentions. The resolution is also silent on specific actions, education, outreach, or otherwise, towards the business community. As we heard Abby Lee mention earlier, this is a critical aspect that is not included in this plan. It does mention that it intends to engage and educate the community members and support individual lifestyle changes that reduce greenhouse gas emissions. He asked what specific activities the City will engage the business community in to ensure that some of the largest contributors are fulfilling their responsibility in minimizing pollution, energy consumption, thinking and purchasing locally, and so on. Regarding accountability in other ways, he asked why we have to wait until November 2021 to share the information about the Resilience Cohort's process and findings. He asked why this information is being held back for two years. It is simply not good governance. The solution is that we should be releasing the raw data, like the summer study that Director Henderson mentioned earlier. Although not complete, the raw information is incredibly helpful for the brilliant people in our community to help understand what is going on by having a consistent frequency of publishing and providing rolling updates for the community to digest, analyze, and share and allow the public to have feedback opportunities around this important issue, and probably most important, to organize around the climate change question.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b><u>Councilperson</u></b>	<b><u>Vote</u></b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Resolution No. 12-19 passed on first and only reading.

#### MINUTES

Councilor Keen moved for acceptance of the minutes of the September 5, 2019, Pre-Council Meeting, and the September 9, 2019, Common Council Meeting. Councilor DeBoer seconded the motion, and the motion passed by voice vote.

#### REPORTS OF CITY DEPARTMENTS ON FILE IN THE CLERK'S OFFICE

There were no comments.

#### REPORT OF THE APC REPRESENTATIVES

Councilor Leverenz stated that the Ordinance Committee at the Area Plan Committee (APC) is currently dealing with a couple of items. One item is how solar energy regulations affect the current County regulations. There will be an exercise held in the Tippecanoe Room at the County

Office building on October 29, 2019, from 5:30 pm to 7:30 pm. He then moved on to note that the West Lafayette downtown plan went before the Ordinance Committee last week. An updated plan is scheduled to go before the committee again on November 6, 2019, at 4:30 pm, then the APC on December 18, 2019, and then will finally go before the West Lafayette City Council at the January meeting.

PUBLIC RELATIONS: None

FINANCIAL REPORT

City Controller Gray explained that the City is three-quarters of the way through the year, and the overall budget is trending at 72%. We are moving right along with our current budget.

LEGAL REPORT

This report is on file.

SPECIAL REPORTS:

Joint Board Report

Councilor DeBoer stated that the last meeting of the year will be held on October 15, 2019, at noon in the Council Chambers.

UNFINISHED BUSINESS:

Ordinance No. 25-19 Amending The West Lafayette City Code Concerning Building Permit Conflicts Of Interest (Sponsored by Mayor John Dennis)

Councilor Keen read Ordinance No. 25-19 by title only.

Councilor Keen moved for passage of Ordinance No. 25-19 on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

There was no discussion.

First Deputy Clerk Foster called the roll call vote:

<u>Councilperson</u>	<u>Vote</u>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 25-19 passed on second and final reading.

Ordinance No. 26-19 An Ordinance To Set The 2020 Salary Schedule For The Elected Officials Of The City Of West Lafayette, Indiana (Submitted by the Controller)

Councilor Keen read Ordinance No. 26-19 by title only.

COMMON COUNCIL MEETING MINUTES, OCTOBER 7, 2019, CONTINUED

Councilor Keen moved for passage of Ordinance No. 26-19 on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

There was no discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 26-19 passed on second and final reading.

Ordinance No. 27-19 An Ordinance To Set The 2020 Salary Schedule For Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana. (Presented by the Controller)

Councilor Keen read Ordinance No. 27-19 by title only.

Councilor Keen moved for passage of Ordinance No. 27-19 on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Councilor Bunder stated that the proposed amendment has been linked to the agenda.

Councilor Keen moved to amend Ordinance No. 27-19, and that the vote be by roll call. The motion was seconded by Councilor DeBoer. The motion was adopted.

Controller Gray explained that the amendment reflects the current part-time IT Helpdesk personnel position transitioning to full-time for 2020.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye

<b>Councilperson</b>	<b>Vote</b>
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 27-19 passed on second and final reading.

Ordinance No. 28-19 An Ordinance To Set The 2020 Salary Schedule For The Wastewater Treatment Utility As Submitted By The Board Of Public Works And Safety For Approval By The Common Council Of The City Of West Lafayette, Indiana. (Presented by the Board of Public Works)

Councilor Keen read Ordinance No. 28-19 by title only.

Councilor Keen moved for passage of Ordinance No. 28-19 on second and final reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

There was no discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 28-19 passed on second and final reading.

**NEW BUSINESS (Continued):**

Ordinance No. 29-19 An Ordinance Requesting An Additional Appropriation To The 2019 Budget (General Fund, Major Budget Classification: Personal) (Submitted by City Controller)

Councilor Keen read Ordinance No. 29-19 by title only.

Councilor Keen moved for passage of Ordinance No. 29-19 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer

City Controller Gray stated that this additional appropriation for the 2019 budget was estimated at half of one million dollars that would not be spent out of the 2018 budget. The funds were incorporated into the 2019 budget. He noted that this situation is similar to what we have done in the past for 2017-2018 budget. When the Department of Local Government Finance (DLGF) looks at the budget they assume that the entire budget will be spent and reduce the budget by the half-

COMMON COUNCIL MEETING MINUTES, OCTOBER 7, 2019, CONTINUED

million dollars. This appropriation is adding \$360,000.00 back into the budget that was not spent last year.

In response to a question asked by Councilor Sanders, Controller Gray explained that the technical term with the State for the fund is personal not personnel.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 29-19 passed on first and only reading.

Ordinance No. 30-19 An Ordinance To Amend Ordinance No. 06-19, To Fix The 2019 Salary Schedule For Appointed Officers, Employees, And Members Of The Police And Fire Departments Of The City Of West Lafayette, Indiana (Presented by the Controller)

Councilor Keen read Ordinance No. 30-19 by title only.

Councilor Keen moved for passage of Ordinance No. 30-19 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

City Controller Gray stated that this is an amendment to the current 2019 salary ordinance, which is to reflect the same position from Ordinance No. 27-19 for the current year.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 30-19 passed on first reading.

Ordinance No. 31-19 An Ordinance Vacating A Portion Of The Right-Of-Way Of Old McCormick Road Within The City Of West Lafayette (Submitted by Franciscan Alliance, Inc.) (Sponsored by Mayor John Dennis)

Councilor Keen read Ordinance No. 31-19 by title only.

Councilor Keen moved for passage of Ordinance No. 31-19 on first reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

City Engineer Garrison stated that this is to vacate a section of old McCormick Road. He explained that when the new portion of US 231 was built, McCormick Road was built in several locations. In order to offer access to existing parcels, they had to leave some of the old road beds in place to reach a Vectren substation. An easement is in place to maintain access the substation. There is no longer any use for it, and currently sits in between two separate parcels that are owned by Franciscan Alliance, Inc.

Councilor Bunder questioned if new construction would be put in the site immediately, to which Mr. Garrison responded that the site will remain until Franciscan is ready to do future development.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Ordinance No. 31-19 passed on first and only reading.

Resolution No. 09-19 Resolution To Cast The Votes Of The City Of West Lafayette In Favor Of Tippecanoe County Income Tax Council Ordinance To Add Public Safety Allocation Rate To Local Income Tax Rate (Sponsored by Mayor John Dennis) **[PUBLIC HEARING]**

Councilor Keen read Resolution No. 09-19 by title only.

Councilor Keen moved for passage of Resolution No. 09-19 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Mayor Dennis explained that prior to his career as Mayor, he served with the Lafayette Police Department for 23 years, which is where he retired as Deputy Chief of Police. One of the biggest challenges faced in law enforcement was trying to keep up economically with the need. Unfortunately, this is a situation that has not changed. The discrepancy between need and the ability to stay competitive for public safety has only increased. He noted that our community is still one of the safest big ten school communities in the country. This investment will not be a waste, as the cost of equipment is growing every year.

Councilor DeBoer questioned what type of revenue is expected to generate from this and how will it be distributed. Fire Chief Heath responded that an estimated \$850,000.00 for the City, which will be split between the Fire and Police departments.

Councilor Dietrich stated if the money is for all public safety for the City, rather than just the two departments.

Fire Chief Heath discussed his background with the Fire Department. Challenges in running a public safety department include staffing, meeting training requirements, maintaining current equipment, and an increase in calls for service. During his first year as Chief for the City the department responded to 1,783 service calls. It is projected that by end of 2019 the number will be an estimated 3,000. He acknowledged Chief Harris and himself are aware that this request of an increase will be paid by citizens. There will be tangible results for improvements within the departments because of these funds.

Police Chief Harris read a letter into the record that was collectively penned by the area chiefs, Tippecanoe County Prosecutor, and Executive Director of Community Corrections:

The undersigned below, as leaders in local law enforcement, wish to express our continued support for the passage of the Public Safety Local Option Income Tax. By signing this letter we wish to confirm for the official record the passage of this resolution.

Public safety is always at the forefront of our responsibilities as public servants and community leaders. The passage of this resolution will provide funding that is critical to the upgrading of our facilities, facilitating a competitive environment for the recruitment and retention of high quality employees, equipping and training necessary to make employees successful, an incorporating technology necessary to combat modern criminal activity. This comprehensive approach will help keep our community safe now and for generations to come.

Thank you for your consideration. It is our hope this resolution will pass in 2019 so we can begin in 2020 to positively improve our agencies, which in turn, improves our communities.

Chief added that just like any other corporation, you have to grow to meet the needs of your consumers. In the last ten years the population for the City has increased by nearly 50%, and service calls have increased by 70%. He noted that the Police Department was handling the calls ten years ago with 47 officers, and now they are doing it with 50 officers.

Councilor Keen noted his appreciation for public safety, as he was a former police officer in Illinois. He requested further information on what the funds would be used for in the departments. Chief Harris responded that the cost for a full-time police officer with benefits and retirement is \$95,000.00 per year. In order to keep up with the growing community, the number one need for

the department is manpower. A fully equipped squad car is an estimated \$60,000.00, while body cameras are \$90,000.00 for the entire department.

Councilor Wang acknowledged the need for the increase, while expressing his appreciation for the hard work public safety workers demonstrate. He asked Chief Heath if the fire engines are equipped to handle the new high-rise buildings within the City, to which Chief Heath responded that through scientific research the National Fire Protection Agency outlines that the current number of firefighters who should be on a high-rise structure fire is 43. The City would lean on the surrounding fire departments if a high-rise structure fire would occur, through mutual-aid agreements and automatic-aid agreements, to ensure enough personnel are on scene. The West Lafayette Fire Department currently staffs 15 people per shift. In terms of equipment, there is not a ladder truck designed to reach the top of high-rise buildings. Instead, there are different tactics and procedures to fight fires in those buildings. The equipment and hoses used are specifically designed for high-rises. Crews are also frequently trained with various scenarios.

In response to a question asked by Councilor Wang, Chief Heath stated that he is 100% confident in the ability of his department.

Councilor Dietrich stated that he was involved with some of the earlier discussions with the County and other government entities. He noted that it is important to understand that this was not something that was entered into lightly and there was a lot of discussion. However, there was a substantial amount of need for it. He cautioned how we need to remember what the money should be used for, rather than taking away from future budgets by moving money around.

Mayor Dennis announced that the City of Lafayette just passed the ordinance unanimously at their City Council meeting.

Councilor Sanders expressed his support for the resolution.

Councilor DeBoer expressed his support for the resolution. He brought up that education and teachers' salaries are another topic that should be considered the next time the issue is brought up.

Councilor Keen moved to open a public hearing on Resolution No. 09-19. The motion was seconded by Councilor DeBoer and the motion passed by voice vote.

Councilor Bunder announced, "We are in a public hearing."

Thomas Kesler (479 Maple Street) said, "I too worry a little about an increase in taxes. Recently I was at the farmers market and had a conversation with the Street Department. I learned – I got a glimpse of what care the City takes in selecting equipment and stretching the tax dollars as best as possible. That brief look at the City from the Street Department helps me to accommodate in my budget a small increase for the local income tax rate. Thank you!"

Zachary Baiel (124 Connolly Street) said, "Thank you to everyone's service in the community, including those obviously in public safety. It is absolutely vital that we have those services available here in the city. A big question, as we kind of hear everyone rolling around that the public has, is the specific plans for the *Journal and Courier* – I was at that County Commissioner meeting where they – it was \$970,000.00 – was the estimate they had for the City of West Lafayette. Outside of that too, I think that one big item that is overlooked is growth and development was repeatedly and very loudly made saying that is why our ratios are off in terms of both of these departments. Later tonight we will hear about a tax abatement – a question coming before the



Council. If we have experienced explosive and drastic growth in West Lafayette, we also must ask why is our current methodology for developing the City unsustainable, in terms of funding public safety with existing tax structures and not doing tax increases. That is something that we should consider as well. Also, the *Journal & Courier* quoted Fire Chief Heath as saying, ‘I don’t know what the plan is.’ As we heard tonight he will be responsible with the funds, and Police Chief Harris was quoted, ‘My plea to the Mayor will be to hire more police officers.’ However, the part that I know I am concerned about, along with other people in the public, is what are the specific facts – what are the specific figures, in terms of we hire more personnel? What are the operational performance improvements that we can expect from the City with these additions? Also, unknown with the annexation and the shared population between Purdue and West Lafayette, how does the Purdue Police and Fire Departments fit into the complex public safety system that we have in Tippecanoe County? I know there is a lot of – I forget the technical term, but when departments help each other going to calls and that sort of thing – that was also absent at the County meeting. We did hear previously, equipment software and hardware was mentioned as desirable with these funds. However, no specifics outside of maybe some body cameras. What are the needs? What are the outcomes? What are the measurements? What are the specific gains that we can expect from the public in our departments in the efficiency? The Mayor mentioned audits would be completed going forward. Again, no specifics were provided to the public, who have the burden of now paying this new tax. So, with types of audits, who will be conducting them? What types of questions will be asked? What perspectives will be taken in place? And when will that information be made available to the public, so we can be included in that budgetary process? What specific tools will the public have to monitor and understand how the money is going through the City or over a year? I am not sure if this will be traceable through the Controller’s accounting, so that we can actually see to – I think Councilor Dietrich’s point of different funding pools. What money is actually being allocated – where and how is it actually being spent, so that we can see that this income tax at this level is actually making an impact that was described previously and maybe discovered in those audits and plans. I would encourage the Council that we are getting some of that information out to the public.”

Councilor Keen moved to close a public hearing on Resolution No. 09-19. The motion was seconded by Councilor DeBoer, and the motion passed by voice vote.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Resolution No. 09-19 passed on first and only reading.

Resolution No. 10-19 A Declaratory Resolution Approving The Designation Of An Economic Revitalization Area For Real And Personal Property Tax Abatement For Purdue Research Foundation/Saab (Submitted by the Department of Development)

Councilor Keen read Resolution No. 10-19 by title only.

Councilor Keen moved for passage of Resolution No. 10-19 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Councilor Keen moved for passage of Resolution No. 10-19 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Director of Development Erik Carlson noted that Jody Hamilton from Greater Lafayette Commerce (GLC) is also here this evening. He explained that Ms. Hamilton works directly on economic develop practices, including the abatement process, through our contract with GLC. This resolution is the first in a multi-step process to do an abatement for the project that was announced in May, which is bringing Swedish aerospace manufacturer Saab into the community. He reminded the Council that in the Purdue U.S. 231 South TIF District, we have outstanding agreements with the University and with PRF in relation to reimbursements on the State Street Project. This would allow for incentivizing Saab without utilizing TIF, but keeping funds coming into the TIF District by going with the tax abatement route.

Ms. Hamilton stated that this is just the first process of tax abatement, so we are not asking for the actual abatement today. What we are doing is requesting that this area be designated as an economic revitalization area (ERA), which is the first phase. When we get to the abatement portion, it will be another vote that we will request from the Council.

Councilor Sanders stated that he would like to read what an economic revitalization area is according to Indiana Code 6.1.1-12.1-1. He quoted, "*Economic revitalization area means an area which is within the corporate limits of a city, town, or county which has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property.*" Councilor Sanders stated that he is not sure that this applies in this particular example. However, most importantly, he went to the State's website and was able to download a presentation, which he will get for the record later on. One of the things that it mentions is that in order for there to be an ERA designation that has been requested by a company, then there must be a filing of Form SB-1. He assumes it is filed, but it is not included in the documentation.

Ms. Hamilton stated that the SB-1 is a requirement when filing for a tax abatement, but that is not what we are doing here today. We are requesting the designation of an ERA. When Saab requests the abatement, then they will have a statement of benefits, which is the SB-1 form.

Councilor Sanders expressed his disagreement by stating that this matches the wording, and he asked for a moment to look at his documents.

Councilor Dietrich asked if Parcel 4A on the map is the location for Saab. There is a comment about PRF owning 4A, and it also talks about an exchange. Director Carlson confirmed that 4A is the location, and they will be entering into a long-term land and building lease. PRF will maintain the property, and Saab will lease it from them.

Councilor Sanders stated that he is looking at a December 2018 DLGF presentation from Barry Wood, the Assessment Division Director, called *The Tax Abatement Process*. The presentation discusses that when establishing an ERA, the designating body can designate an ERA on its own or upon application of a property owner. If the designating body works on its own, no statement of benefits, Form SB-1, is necessary for preliminary designation. However, one will be required later when finalizing details for a new business that desires to locate there. If the property owner asks for an ERA designation, a Form SB-1 must be filed. We cannot approve this today without the SB-1 form. The purpose of the SB-1 is to tell us about this, including the potential benefits. There are four benefits that are detailed here. He stated that he does not believe that we can vote for this given this directive from the State government.

Counsel Burns stated that Councilor Sanders may have indicated that it says that is only being requested by Saab, and asked if that is correct. Councilor Sanders stated that the Resolution states that it is being requested by PRF in a whereas clause.

Counsel Burns received confirmation from Director Carlson that the Development Department is also requesting the designation. He stated that he understands that it may be looked at as a technical disconnect, but the purpose would be if the City were not in favor of the designation and there was not any information provided, then it would be necessary for the entity to give some idea of what they were looking at. The situation we have here is very much a deliberative slow-moving process. The City has determined that this is an appropriate ERA. They want to set up the ERA, and in the future the additional information will come to support the tax abatements. If the City were not in favor of it, then Councilor Sanders would be correct. It would be a protection for the City from having an ERA that would be formed without enough information. He noted that he is not directly in charge of this, as far as legal staffing of it, but what Saab is going to come forward with as far as their exact plans and requests, and the designation of benefits, is very much up in the air. Therefore, this is an offer that has been made by both the County, the City of Lafayette, and the City of West Lafayette, to bring forward a project known as Saab. This is the first step.

Councilor Sanders stated that, with all due respect, what it states in the presentation is that if the property owner asks for an ERA designation, then Form SB-1 must be filed. It does not have a statement regarding if the City is also in favor of the ERA. It is pretty clear that this presentation, from an official source, seems to suggest that there needs to be a Form SB-1. He assumed that it had been filed but not provided to the Council, but apparently, it has not been filed. He stated that he would argue that this resolution is premature. To reiterate, he is not sure that this even fits into the definition of an economic revitalization area. We can have that discussion. He thinks that the direction we are receiving from Barry Wood is that an SB-1 needs to be filed. Councilor Sanders moved to table Resolution No. 10-19 until the December Council meeting.

President Bunder asked if there is a second to the motion. Hearing none, he stated that the motion dies for lack of a second.

Councilor Dietrich stated that he is looking at the proposal and seeing where Parcel 4A sits, which is surrounded by airport runways on one side. Considering the definition that Councilor Sanders read regarding areas undesirable for development, he asked who would go there if Saab does not go there. He stated that the character of the property itself makes it undesirable.

Director Carlson added that under Paragraph 5 of that same section, Section A, it also talks about it being on unimproved real estate. Since this a green field, it would qualify. Redevelopment means the construction of new structures in economic revitalization areas, which fits with the

paragraph regarding unimproved real estate. It has been common practice throughout Indiana that activities such as this fit within the tax abatement process.

Councilor Dietrich stated that we started to make the argument that it meets statute requirements. He was told a long time ago that we should heed the opinion of the attorney who will defend us. He is more than satisfied with Counsel Burns' opinion that this qualifies.

Councilor Wang added that he knows where Parcel 4A is, right by the airport. It does not have to fit the exact definition. As a judge, he can say that it does fit similarities because it is unusable. It had limited zoning anyway. As Councilor Dietrich pointed out, it is not attractive to just any industry, and certainly not to sub-divisions. It is not attractive to Purdue other than for aviation technology. The airport does not even serve commercial airlines. He thinks that it can be considered unusable property, which would fit the general nature of the statute.

Councilor Keen provided some history based on his 20 years with the Council. He explained that all tax abatements, he has seen, have gone through this same process. He noted that he has previously asked some of the same questions over the years, as the ones that Councilor Sanders has raised this evening. The answers to his questions were similar to what Counsel Burns gave tonight, which is that as long as the City is in favor of this, then this fits within the scope of intent of what we are trying to do, which is to provide a tax abatement. One of the requirements is the designation of an ERA. Every tax abatement he has gone through on this Council has always had the ERA process as part of it. It has always been questionable whether or not the described area actually fits the technical definition, but it does always fit the intent of what the City is trying to accomplish. He added that this process went on in prior administrations as well.

Director Carlson stated that one of the questions that came up at Pre-Council was revitalization versus vitalization areas. Just as we heard earlier that personal and personnel mean the same thing with the State, we run into issues with trying to define things with State statute versus common parlance.

Zachary Baiel stated that in that same vein, he looked up the date that Saab announced, which was in May 2019. It was well ahead of this particular resolution. They announced that they were coming to West Lafayette, to Purdue. He does not know if they picked out the particular area, but they said they were coming, and he assumed it would be around this area. He stated that he would think that meets the definition of being desirable and the definition of being developable. Saab was interested in it, so he sees a possible disconnect between some of that. There is other development happening very close to the airport, though not the same proximity. It looks like there will be a green strip to serve as a buffer between the residential and commercial development that will happen to the north of the airport. To say that the entire area of land is not desirable for normal development is a bit premature, given everything else going on in the community. He stated that it sounds like we will hear more in the future, but in trying to understand the new relationship the City has with the GLC on doing the first pass with tax abatements would be beneficial to the public. Mr. Baiel mentioned charts and graphs, stating that it seems like this Council is very scared to show data visualized in some ways. He further discussed the importance of visual aids, rather than spoken words when dealing with numbers.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Abstain
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 8 AYES and 1 ABSTENTION.

President Bunder announced that Resolution No. 10-19 passed on first and only reading.

Resolution No. 11-19 A Resolution Requesting The Transfer Of Funds (Multiple Funds) (Prepared by City Controller)

Councilor Keen read Resolution No. 11-19 by title only.

Councilor Keen moved for passage of Resolution No. 11-19 on first and only reading, and that the vote be by roll call. The motion was seconded by Councilor DeBoer.

Controller Gray stated that as we look at our budget coming into the fourth quarter of the year, we need to move a few items around within different major categories. A lot of this relates to personnel costs, including medical expenses and the medical plans people actually had, and personnel changes within departments. Much of it is within a department itself, and some is from one department to another, but it is all within the original budget that we had.

There was no further discussion.

First Deputy Clerk Foster called the roll call vote:

<b>Councilperson</b>	<b>Vote</b>
Bunder	Aye
DeBoer	Aye
Dietrich	Aye
Jones	Aye
Keen	Aye
Leverenz	Aye
Sanders	Aye
Thomas	Aye
Wang	Aye

First Deputy Clerk Foster stated that the vote was 9 AYES and 0 NAYS.

President Bunder announced that Resolution No. 11-19 passed on first and only reading.

### REPORT BY THE MAYOR

Mayor Dennis reported that former Mayor Sonya Margerum has had some health issues. She is doing okay, but he asked that she be included in everyone's thoughts and prayers.

### COMMUNICATIONS

► Councilor Dietrich stated that he was asked a question that he would like to pass on to Director Carlson. He asked for brief status on the Morton project. We heard that there was going to be cuts and that there were personnel issues. He was asked whether those cuts are material or new design cuts, or just where it stands. Councilor DeBoer noted that he has been asked similar questions.

Director Carlson stated that the Morton project is going fantastically well. The demolition team mobilizes this week to go inside and start cutting walls and doing the asbestos abatement. We are expecting the rest of the bids to come in the second week of November. So far it has been going very well. What we are going for right now is with the same design set that was done previously. We have identified more funding through contingencies of the RDC spending plan, but we want to see bid results before we decide to make changes at all, whether materials or design. To go back through and do a redesign of the building would have taken us to a point that we would not have been able to move back in on time. Our thought was that price-wise, with what we are paying for our temporary facilities, it would be a wash in a worst-case scenario between moving in on schedule and spending another year in a temporary space. As more of that is known, which should be by mid-November, we will report back. Hopefully at the December Council meeting we will have great news. Our first bid package came back last week and it actually came in \$200,000.00 below the initial budget. We have been very happy with Skillman as they have taken over as Construction Manager as Constructor.

### CITIZEN COMMENTS

► Zachary Baiel stated that the West Lafayette Public Library annual fall fundraising book sale will be held October 18<sup>th</sup> through 23<sup>rd</sup>. Also, the New Chauncey annual Halloween parade will be on October 27<sup>th</sup> at 2:00 p.m. near Rose Street. The children and parents march to Lincoln Park to enjoy hot chocolate and games. He stated that a question that has come up consistently about Morton City Hall is regarding the square footage for public programming. Since the City Hall has designation on the second floor for City functions, and he is not sure what is available in the Wellness Center. He asked if we are at the same level, expanded level, or if it has decreased in total available space for programming. He asked if the Council has heard updates for the bicycle education programs that were discussed after the passage of Ordinance No. 13-19, or updates regarding the Bicycle Friendly Community application. He asked what the City could have done in regards to its inspection of The Hub to catch some of the security issues that were mentioned as far as the recent shooting there. The *Journal & Courier* article mentioned that Mayor Dennis said that security features were part of the company's promise and that before clearing away for zoning, construction, and occupancy permits that they depended on some of that. He asked what was done or what was seen as it is a little unclear. He stated that he knows the records were made available as far as the inspections, but they are quite lengthy and it is hard to get at what was done prior to the temporary occupancy permit.

► Thomas Kesler expressed appreciation to the Street Department for two issues. One was for taking the pile of concrete chunks that he had collected from sidewalk gutters and alleyways during walks around New Chauncey. The second issue was for taking away a crate that was left after a rental unit in the neighborhood was cleaned out. He spoke about recently trying to enter the Northwestern parking garage. He turned off the street, and was starting to cross the pedestrian area to enter the garage when a bike rider crossed in front of him. He noticed that the bike rider rode over a sign painted on the sidewalk that read "Pedestrian Traffic Only." He stated that there

was recently an article in the paper with the fearful red-green map that we have seen in recent years, and the article started off with a concern about low-cost housing. The article seemed, in his opinion, to connect low-cost housing with additional development in the New Chauncey neighborhood. He stated that he does not see how any development is going to result in low-cost housing. As he has mentioned before, with any addition of beds in the area, Purdue will see it and just increase the size of their freshman class.

► Patrick Hagmaier, RDC Commissioner, stated that the nature of the agreement with the GLC was handled at the RDC on July 31, 2019. The contract can be found there.

► Councilor Sanders stated that he wants to respond to a question from Mr. Baiel. On the October agenda of the University Senate, there will be resolution from Andy Hirsch and himself about generating education materials for transportation safety and transportation options. They want to develop that and will then share it with the City.

#### ADJOURNMENT

There being no further business at this time, Councilor DeBoer moved for adjournment, and President Bunder adjourned the meeting the time being 8:23 p.m.